

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

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THAT David Randall Calabria (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Dallas Baptist University, a Texas nonprofit corporation, of Dallas County, Texas (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee the following described real property (the "Property") situated in Dallas County, Texas, to wit:

BEING that certain real property described on Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made and accepted subject to any encroachments affecting the Property and to any and all restrictions, covenants, conditions, and easements, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Dallas County, Texas, and further subject to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself and his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED this the 24th day of December 1990.

GRANTOR:

David Randall Calabria
DAVID RANDALL CALABRIA

GRANTEE'S MAILING ADDRESS:

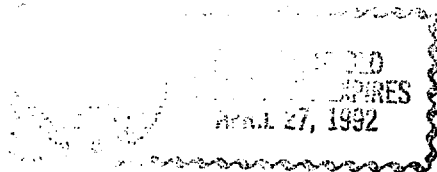
Dallas Baptist University
c/o Richland Baptist Church
1601 Buckingham
Richardson, Texas 75081

ACKNOWLEDGMENT

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Randall Calabria, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of December 1990.



Ann Skrutvold
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Ann Skrutvold
PRINTED NAME OF NOTARY

My Commission Expires:

April 27, 1992

PREPARED IN THE LAW OFFICES OF:

Vial, Hamilton, Koch & Knox
1717 Main St., Suite 4400
Dallas, Texas 75201

AFTER RECORDING, RETURN TO:

Vial, Hamilton, Koch & Knox
1717 Main St., Suite 4400
Dallas, Texas 75201
Attention: Paul E. Pesek

EXHIBIT "A"

The Following Parcels of Real Property
Situating in Dallas county, Texas:

Tract 1

BEING a part of the J. E. HELMS SURVEY, ABSTRACT NO. 605, Block 4152, official City numbers, being a part of the W. A. McCoy 16-acre tract, the land herein conveyed being more particularly described as follows:

BEGINNING at the intersection of the north line of said W. A. McCoy tract with the new west right-of-way line of Westmoreland Road;

THENCE West along said north line of the W. A. McCoy tract, 1255.93 feet to fence post for corner;

THENCE South along said west line of the W. A. McCoy tract, 318 feet to point for corner;

THENCE East 210 feet to point for corner;

THENCE South 210 feet to point for corner in the south line of said W. A. McCoy tract:

THENCE East along said south line of the W. A. McCoy tract, 1042.75 feet to point for corner in the new west right-of-way line of Westmoreland Road;

THENCE North along the new west right-of-way line of Westmoreland Road, 464.73 feet to the beginning of a curve to the right having a total central angle of 44 degrees and a radius of 623.69 feet;

THENCE in a Northerly direction around said curve, 63.04 feet to the PLACE OF BEGINNING.

Tract 2

BEING a tract of land out of the J.E. HELMS SURVEY, ABSTRACT NO. 605 and out of Block 4152, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of North Westmoreland Ave., said point being North 491.0 feet from the intersection of the Northwest line of Ft. Worth Ave.;

THENCE North along the West line of North Westmoreland Ave., 676.00 feet to a point for corner;

THENCE North 89 degrees 43 minutes West, 460.0 feet to a concrete post for corner;

THENCE South 0 degrees 19 minutes East along a fence 676.02 feet to a point for corner;

THENCE South 89 degrees 43 minutes East, 456.2 feet to the PLACE OF BEGINNING AND CONTAINING 7.11 acres of land.

SAVE AND EXCEPT that 29,832 square foot tract conveyed to the City of Dallas by Warranty Deed recorded in Volume 803, Page 41, Deed Records, Dallas County, Texas and SAVE AND EXCEPT that 1.219 acre tract conveyed to Dallas Power & Light by Warranty Deed recorded in Volume 67169, Page 1161, Deed Records, Dallas County, Texas.